

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held June 3, 2010, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance: Chris Anderson Torry Brean (Arr 7:55) Katherine L. Finley
 Kathy S. Finley (Arr 7:20) Dennis Grimes Bob Hailey
 Eb Hogervorst (Arr 7:15) Kristi Mansolf Jim Piva (Arr 7:15)
 Dennis Sprong Paul Stykel Angus Tobiason
 Richard Tomlinson

Excused Absence: Chad Anderson, Matt Deskovick

Chris Anderson, RCPG Chair, acted as the Chair of the meeting. Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:15 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: The Secretary Determined a Quorum was Present

**ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of
Excused and Unexcused Absences by the RCPG – Secretary Will Read Record
Separately from the Minutes** Chad Anderson and Matt Deskovick had excused
absences.

ITEM 5: Approval of Order of the Agenda (Action)

**MOTION: TO APPROVE THE ORDER OF THE AGENDA WITH THE REMOVAL OF
ITEM 10, COUNTY CIP PRESENTATION ON THE RAMONA STREET EXTENSION
PROJECT.**

Upon motion made by Bob Hailey and seconded by Dennis Sprong, the Motion **passed 9-0-0-0-6**, with Torry Brean, Chad Anderson, Matt Deskovick, Kathy S. Finley, Eb Hogervorst and Jim Piva absent.

ITEM 6: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced that the Montecito Ranch project would be going to the Board of Supervisors on July 14, 2010. The Chair also reminded RCPG members to turn their Form 700 into the Registrar of Voters.

**ITEM 7: FORMATION OF CONSENT CALENDAR – No items were brought forward
to the Consent Calendar.**

ITEM 8: APPROVAL OF MINUTES 5-6-10 (Action)

MOTION: TO APPROVE THE MINUTES OF MAY 6, 2010.

Upon motion made by Bob Hailey and seconded by Dennis Sprong, the Motion **passed 9-0-0-0-0-6**, with Chad Anderson, Torry Brean, Matt Deskovick, Kathy S. Finley, Eb Hogervorst and Jim Piva absent.

ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini talked about how he tried to get on the Transportation/Trails Subcommittee recently and was not voted on. He did not feel it was right that no comments from the public would be allowed at the Ramona Transportation Summit. He does not agree with the written question format that will be used at the Summit. He asked the RCPG to trash the Dye Road Extension project and put the improvement of the Highland Valley/Dye Road Intersection in its place. Mr. Minervini said most people don't want the South Bypass.

ITEM 10: Presentation by County Capital Improvement Projects, DPW, on the Ramona Street Extension Project, Revised Design (Action)(w/T&T) – Moved to July 1, 2010, at the request of the County.

ITEM 11: TPM 21070, Dekoven 4-Lot Subdivision Proposed for Laky Lane and El Paso. May, Engineer. Reconsideration of Motion Made 3-4-10 to “Deny Due to Lack of Information and Representation” Prior to Consideration of the Project (Action)

On March 4, 2010, the RCPG voted to deny the project. Prior to consideration of the project, a vote would be taken to reconsider the previous action.

MOTION: TO RECONSIDER THE MOTION MADE MARCH 4, 2010, TO “DENY DUE TO LACK OF INFORMATION AND REPRESENTATION.”

Upon motion made by Bob Hailey and seconded by Paul Stykel, the Motion **passed 12-0-0-0-0-3**, with Chad Anderson, Torry Brean and Matt Deskovick absent.

Elliot May, project engineer, presented the project. The site is 2.5 acres. Domestic water will be used. Access will be from Laky Lane. The project has been through the Department of Environmental Health twice. There is 1 existing home on site. The project is a 4-lot split.

Both the West Subcommittee and the Transportation/Trails Subcommittee approved the project.

MOTION: TO APPROVE AS SUBMITTED.

Upon motion made by Jim Piva and seconded by Katherine L. Finley, the Motion **passed 12-0-0-0-0-3**, with Chad Anderson, Torry Brean and Matt Deskovick absent.

ITEM 12: SUBCOMMITTEE REPORTS

12-A: SOUTH (Hailey) (No Business)

12-B: WEST (Mansolf) (Action Items)

12-B-1: Request for D-8 Designator Waiver at the Prijoles Residence, 17201 Sundance Dr., for a Covered Open Sided Patio of 280 sq ft. Rivas, Representative

Ms. Mansolf said the covered open sided patio is already built, as was a retaining wall shown on the plans. Someone from the County came out for another reason and determined that the building was a potential violation, so the owner is requesting a Waiver of the D-8 Designator. The West Subcommittee did not have a quorum and looked at the project, taking no action. No one had a problem with the project, and no one was in attendance to speak in opposition. The project is not visible from Highland Valley Road and is behind a gate.

Mr. Prijoles was in attendance to answer questions.

MOTION: TO WAIVE THE D-8 DESIGNATOR FOR THE SITE.

Upon motion made by Richard Tomlinson and seconded by Kathy S. Finley, the Motion **passed 11-0-1-0-3**, with Jim Piva abstaining, and Chad Anderson, Torry Brean and Matt Deskovick absent.

12-B-2: TPM 21176, 53.11 acre, 4 Lot Subdivision at the Northeast Corner of Highland Valley Rd. and Highland Trails. Gildred Building Co., Owner; J. Whalen, Applicant (w/T&T)

Mr. McGee presented the project. The project site is 53.1 acres. It was part of the larger Gildred Ranch and part of an avocado orchard. A 4 lot subdivision is proposed. Each lot will be 10 acres. Studies are being done now for transportation issues. They are looking at changing the intersection – possibly to widen it. A boulder may need to be removed to achieve the required site distance. The lots will be on RMWD water. All lots will be on septic. For plot 1, the leach field is downhill due to an existing boulder slab on the pad. For trails, they are working with the County to make sure it connects to things. It is difficult to put trails up from Bandy Canyon. They want the property owners to be able to access trails.

Mr. Piva reported that the Transportation/Trails Subcommittee was okay with the project. They had a stipulation that they wanted trails to connect to the project for the owners.

Mr. Whalen said environmental studies are underway. The Department of Environmental Health is looking at septic plans.

Mr. McGee said there is open space on the lots.

Mr. Whalen said they have to comply with the State and County Fire Codes. Normally there is 100 feet around a pad of defensible space.

Ms. Katherine L. Finley said she has fire concerns with the open space. She feels the open space easements on the parcels are too large compared to the usable part of the property.

Mr. Whalen said they will be able to get their 100 feet of clearance. The project is on ag water now, but will be on RMWD water in the future. The open space will be ag open space, not a conservation easement, which is more restrictive in what can be done on the land. They feel avocado farming is integral to Ramona. Agriculture/farming is the fourth largest industry in San Diego County.

The Chair said we want ag open space so the land can continue to be farmed.

Mr. Hailey said avocados would have to be maintained. Maybe eventually they will go into grape production. Mr. Hailey wants the open space easement to be written as general agriculture.

Mr. Tobiason asked if the open space will be within 100 feet of the buildings?

Mr. McGee said all parcels will have 100 feet of defensible space around their homes.

Ms. Mansolf said the West Subcommittee took no action on the project due to lack of a quorum, but the project was presented. A fire protection plan will be done for the project as one of the studies. More will be known about fire issues when this has been done.

MOTION: THE RCPG LIKES THE PLAN AS SUBMITTED AND LOOKS FORWARD TO FUTURE DOCUMENTATION; AND TO SEND COMMENTS. COMMENTS: 1) THE RCPG WOULD LIKE THE TRAILS TO INTERSECT THE PROPERTIES; 2) THERE ARE FIRE CONCERNS WITH REGARDS TO THE OPEN SPACE. HOMEOWNERS SHOULD BE ABLE TO ACHIEVE 100 FEET OF CLEARANCE AND THE OPEN SPACE MAINTAINED SO AS NOT TO BECOME A FIRE HAZARD; WE LIKE THE IDEA OF AG OPEN SPACE SO LAND CAN CONTINUE TO BE FARMED. WE WOULD LIKE CONSIDERATION OF THE OPEN SPACE BEING WRITTEN INTO THE PROJECT AS AG OPEN SPACE.

Upon motion made by Kathy S. Finley and seconded by Dennis Sprong, the Motion **passed 11-0-0-1-3**, with Richard Tomlinson stepping down, and Chad Anderson, Torry Brean and Matt Deskovick absent.

12-B-3:STP 10-007, Cumming Ranch Specific Plan, Highland Valley Rd. between Hwy 67 and El Sol, 125 Lots on 682.6 acres. Site Plan Review of Project (this project has been approved previously by the RCPG 9-1-05)(w/T&T)

Mr. Driscoll presented the project. He is currently working on the resource management plan. The project is 125 single family lots ranging in size from 1 acre to 3.5 acres, with 1.5 acres being the average lot size. Mr. Driscoll provided handouts on the project. Highland Valley Road is an easement of the property. Extending from the monument, 3.4 miles of community level trails will be provided. There will be a pathway running from the monument to the Miller property, then the pathway will become a dirt trail. Mr. Driscoll sold the Hardy Ranch to the County. This is a pivotal piece to the Ramona Grasslands project. The trails go back to the Cumming Ranch. A trail cuts off to go toward the Ramona Acres.

Mr. Driscoll said a lot of comments from the community are incorporated into the project. The project is not gated. Gating would add a higher value to the lots, but he wanted the neighborhood to be part of the community. There won't be a lot of fences. There will be fencing for the pathway and trails by residences and by Hwy 67. They want the project to flow into the open space. He could have had 166 homes and industrial. The industrial has been eliminated from the project. Mr. Driscoll offered to give tours to anyone not familiar with the project.

Mr. Piva said the Transportation/Trails Subcommittee reviewed the project and felt the intersection at Highland Valley/Dye Roads and the trails/pathway looked great. The project will be adding \$1 million to the TIF. The subcommittee made a motion to recommend sending a letter of support for the transportation and trails elements of the project.

Mr. Driscoll said Highland Valley/Dye is a TIF intersection. Concerning fire access – at one point the County Fire Marshall wanted Voorhees Lane for a secondary access. This was disputed by the neighbors, and was removed from the project. There will be fire access for the project with gates that can't be locked, and it will not be by Voorhees Lane. There will be signage saying the access can only be used for fire and evacuation. The fire access will be designed to hold the weight of a fire truck.

Speaker: Patricia Wisman, Ramona Resident

Ms. Wisman has concerns about the placement of the pump for the project. The location will be where the 2 creeks, the Etcheverry and Santa Maria come together. This area flooded in 1980, 1998 and 2005. She asked if raw sewage could be kept out of the residents' wells. She doesn't trust having the pump in this location and questions if it is safe. Also, the average lot size of 1.5 acres doesn't conform to the surrounding area which is a 10 acre minimum lot size.

The Chair briefly summarized a letter sent by Vivian Osborn on the Cumming Ranch project.

Mr. Sprong said that for the Hwy 67 intersection, we can use TIF if we pull it from other projects. We want to keep our money on track.

Mr. Driscoll said the intersection is TIF. The project will pay \$9,000 per single family home for the TIF. This handles mitigation for project impacts. The project traffic study located places where traffic drops below a LOS D. The project will have little impact downtown. TIF money resolves environmental impacts. Mr. Driscoll said for the Highland Valley/Dye intersection design that is currently part of the project plans, very little acquisition is required. CalTrans has seen and likes the design proposed.

MOTION: TO APPROVE AS SUBMITTED.

Upon motion made by Jim Piva and seconded by Bob Hailey, the Motion **passed 12-0-0-1-2**, with Angus Tobiason stepping down, and Chad Anderson and Matt Deskovick absent.

12-C: EAST (Kathy S. Finley)(No Business)

12-D: PARKS (Tomlinson)(Action Item)

12-D-1: Consideration of Priority Placement of PLDO Projects: RCS, Pony League Baseball Field Lighting Project, Sports Fields at High School and ROCC

Mr. Tomlinson said the RCS playground project is moving forward. Pony Baseball lighting can move forward if they can match the funding required. A possible skate park site has been identified at Alice and Montecito. This project needs a champion.

Priority	Project Description	Amount
1	Ramona Community School Playground	\$97,900
2	Pony Baseball Lighting	\$150,000
3	Ramona High School Recreational Facility Improvements Phase 1	\$250,000
4	Ramona Skate Park	\$90,000
	Subtotal	\$587,900
	PLDO Balance	\$659,164
	Balance	\$71,264

MOTION: TO APPROVE THE LIST AND THE ORDER OF THE LIST SUBMITTED.

Upon motion made by Richard Tomlinson and seconded by Kristi Mansolf, the Motion **passed 13-0-0-0-2**, with Chad Anderson and Matt Deskovick absent.

12-E: AHOPE (Sprong) (No Business)

12-F: GP Update Plan (Anderson) (Action Item)

**12-F-1: Possible Discussion of Information Recently Presented by DPLU
On the GP Update. Ramona Plan to be Presented at the Planning
Commission Meeting 7-9-10**

The Chair talked about the zoning cap of 7.3 dwelling units per acre. Ramona has taken our fair share of high density development and apartments in the past. Supervisor Jacob agreed. We reminded the current Ramona DPLU planners of this cap at a meeting, and now there is language in the Community Plan text saying that if there is a higher density on the site, this can only go above the 7.3 cap if the proposal is part of an affordable housing project, deed restricted senior housing or part of a Village Design Plan. The State Housing Regulations need to be satisfied. The animal "O" designator will not change in Ramona.

Speaker: Linda Berman, Ramona Resident

Ms. Berman received a letter from the County saying her property, located in the vicinity of Hunter/Raymond, would be rezoned from 3 Residential to VR 15. This area cannot increase to a higher density due to the flooding that occurs in the rainy season. Covering the area with concrete and blacktop will further increase the runoff. The flooding has gotten worse since the apartments on Kelly Street went up. The drainage ditch there now is inadequate. Something more is needed to alleviate drainage in this area. Ms. Berman said she doesn't want these 3 blocks to be rezoned.

Speaker: Jerry Berman, Ramona Resident

The county knows there is a problem with the area on the west side of the Town Center flooding. He asked that urban elements be left down the hill. He asked that the infrastructure go in first if the VR 15 density must go in. Mr. Berman asked for RCPG support. He does not feel it is reasonable to propose this density under the current conditions.

Speaker: Frenchie LaChance, Ramona Resident

Mr. LaChance has lived in Ramona 32 years. He grew up in El Cajon. He watched El Cajon grow with apartments. Now it is a dump. If high density housing is put in Ramona, Ramona will become a dump. He asked the RCPG to say the people won't accept this density in this area.

Speaker: Denise Steen, Ramona Resident

Ms. Steen doesn't want to see ½ acre lots in the Kelly and Hunter Street area go to 15 dwelling units per acre. The high density is not in keeping with the area. The County indicates that we have the infrastructure to support this. When it rains, one-half of her property goes under water for hours.

Speaker: Iris Kilpatrick, Ramona Resident

Ms. Kilpatrick said that the area is totally flooded after each rain storm. She has photos showing how bad the area is after the rains.

Speaker: Mike Eckhart, Ramona Resident

Mr. Eckhart said that water sits for 2 months after it rains. The flooding has become more intense every year. The water in his yard goes to the storm drain. Development of the Kelly Street apartments, CVS, Broncos and Denny's has made the flooding worse.

Two people registered opposition to the rezoning of the area to VR-15 but did not wish to speak.

The Chair said the RCPG has been looking at the GP Update since 1999. Generally, density is targeted for the town core with concentric circles extending out from the Town Center of lesser density. The Chair gave a summary of recent past actions that were part of forming where the GP Update is today. She is glad the residents of the area were aware of what is proposed for their area.

Mr. Grimes said laws restrict runoff. Restrictions have not always been in place. The County should be made aware of the limitations of the land.

Mr. Hailey said infrastructure is a big issue. In the past the County allowed building in road rights of way.

Mr. Stykel suggested the County talk to the residents.

It was suggested the residents write letters and make noise, bringing this issue to the County's attention.

Ms. Katherine L. Finley said we are being pushed with the zoning for the GP Update. She feels we need more time to look at the zoning

MOTION: TO REQUEST THE COUNTY EVALUATE THE AREA (APPROXIMATE) PALA TO ROTANZI TO RAYMOND TO MAIN AND RECONSIDER THE ZONING PROPOSED (VR-15). WE FEEL THE ZONING RECENTLY PLACED ON THIS AREA AND THE RESULTING CARRYING CAPACITY CANNOT BE SUPPORTED DUE TO ITS LOCATION IN THE

HEART OF THE FLOODPLAIN. FLOODING HAS BEEN EXACERATED IN THE PAST DUE TO INCREMENTAL DEVELOPMENT IN THIS AREA. WE ARE REQUESTING THESE PROPERTIES RETAIN THEIR CURRENT DENSITY, WHATEVER THAT MAY BE TRANSLATED TO, IN THE GP UPDATE.

Upon motion made by Kristi Mansolf and seconded by Chris Anderson, the Motion **passed 13-0-0-0-2**, with Chad Anderson and Matt Deskovick absent.

MOTION: WE ARE OPPOSED TO THE CURRENT GP UPDATE PLAN BASED ON THE EXTREME DENSITY UPZONES AND DOWNZONES AND LAST MINUTE ZONING OVERLAY, AND FOR THE FOLLOWING REASONS: 1) THE RMWD SAYS WE DON'T HAVE THE ABILITY TO SERVE EVEN CURRENT DENSITY; 2) ECONOMIC IMPACTS ARE NOT CONSIDERED IN THE EIR; 3) THE EXTREME OPEN SPACE EASEMENTS WITH RESTRICTION OF USE. RAMONA WOULD PREFER AG OPEN SPACE WHERE THE LAND CAN STILL BE USED. WE FEEL THIS PLAN WILL DESTROY OUR COMMUNITY CHARACTER AND THAT THIS IS A FALSE PLAN FOR GROWTH.

Upon motion made by Katherine L. Finley and seconded by Angus Tobiason, the Motion **passed 13-0-0-0-2**, with Chad Anderson and Matt Deskovick absent.

MOTION: DUE TO THE PENDING IMPACTS OF THE ZONING CHANGES AS PROPOSED, WE WOULD REQUEST AN ADDITIONAL 45 DAYS FOR PUBLIC REVIEW FOR THE ZONING CHANGES.

Upon motion made by Dennis Sprong and seconded by Paul Stykel, the Motion **passed 13-0-0-0-2**, with Chad Anderson and Matt Deskovick absent.

12-G: CUDA (Brean)(No Business)

12-H: Transportation/Trails (Piva)(Action Items)

12-H-1: Presentation by County Capital Improvement Projects, DPW, on the Ramona Street Extension Project, Revised Design (w/Item #10) – Moved to July 1, 2010, at the request of the County.

12-H-2: TPM 21176, 53.11 acre, 4 Lot Subdivision at the Northeast Corner of Highland Valley and Highland Trails. Gildred Building Co., Owner; J. Whalen, Applicant (w/West)

12-H-3: STP 10-007, Cumming Ranch Specific Plan, Highland Valley Rd. between Hwy 67 and El Sol, 125 Lots on 682.6 acres. Site Plan Review of Project (w/West)

12-H-4: Transportation Summit 6-9-10

Mr. Piva said all arrangements have been made for the Transportation Summit. Mr. Stykel, Mr. Sprong, Mr. Tobiason, Mr. Hogervorst, both Ms. Finleys, Mr. Tomlinson, Mr. Brean, Mr. Piva and Mr. Hailey plan to sit at the table. Ms. Mansolf will sit in the back of the auditorium and greet people. Each entity will bring their own handouts. SANDAG's handouts will be included with

CalTrans. The event will be held at the OPMS Performing Arts Center, 1521 Hanson Lane, from 6:30 to 8:30.

12-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board

The Chair said the signage will be redone on the building where she has her business on the corner of 10th and Main. There are plans to paint a mural of the well-known, old fashioned horse race photo, with Mt. Woodson in the background, in sepia tones. True Value/Ransom Bros. is moving to the old CVS store. This will be their second store.

12-J: RAMONA VILLAGE DESIGN (Brean, Stykel) Update on Ramona Village Design Committee Meetings

Mr. Brean said the Village Design Committee discussed parks and music festivals.

ITEM 13: OTHER BUSINESS (Chair) (Possible Action)

- A. **Salvation Army Project Appeal to Go to Board of Supervisors 8-4-10**
- B. **Public Review of Guidelines for Determining Significance for Wildland Fire and Fire Protection. Review Ends 6-18-2010. Available online at:**
http://www.sdcounty.ca.gov/dplu/Public_Review_Non-CEQA.html

Ms. Mansolf said the Wildland Fire and Fire Protection Guidelines are out for public review. She has become aware that there are unserved areas in the County for structural fire protection and emergency medical services. There had been discussion when County Service Area 135 was formed about including some of the unserved areas. Then disposition of the unserved areas took a separate track. When people are in an unserved area, mutual aid is not available to them. The RMWD has voted recently to not serve the unserved areas as they had in the past, billing per incident, due to financial considerations. There are studies on fire protection and emergency medical services being done, but she hasn't seen any mention of the unserved areas and is afraid they may fall between the cracks. She felt the unserved areas should be documented as these studies progress.

MOTION: IN SECTION 1.6, LOCAL FIRE AGENCIES ARE DESCRIBED; HOWEVER, THERE ARE UNSERVED AREAS IN THE COUNTY. UNSERVED AREAS SHOULD BE IDENTIFIED, DOCUMENTED AND ADDRESSED TO COMPLETE THE PROFILE OF FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES FOR THE COUNTY. DISCUSSION ON UNSERVED AREAS SHOULD FOLLOW THROUGHOUT THE DOCUMENT, WHERE APPLICABLE.

Upon motion made by Kristi Mansolf and seconded by Chris Anderson, the Motion **passed 13-0-0-0-2**, with Chad Anderson and Matt Deskovick absent.

- C. **Draft Resource Management Plan, Simon Preserve, Available for Review:**
http://www.co.san-diego.ca.us.parks/management_plans.html
Public Review Ends 6-14-10
- D. **Notice of Preparation of Programmatic EIR for the 2050 RTP. Public Review Ends 6-28-10**

ITEM 14: ADMINISTRATIVE MATTERS (Chair)

- A. Names Submitted for New Subcommittee Members (Action)** – None
- B. Agenda Requests** – None
- C. Concerns of Members** – There was discussion on subcommittee membership, subcommittee limits, and the process by which subcommittee members get voted onto a subcommittee.
- D. Reminder of Upcoming DPLU Training for RCPG Members** – Training will be June 5, 2010, in Escondido, at 10 a.m.

ITEM 15: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf